

CHAPTER 1
RURAL AGRICULTURE PROTECTION PROGRAM

11-1-6: PRESERVING AND PROMOTING BUSINESS ENTERPRISES:

A. Existing Enterprises: There are many viable rural business enterprises in Eastern Summit County that are being encroached upon by new residential development. These business operations remain viable; some need to expand. These operations require protection from the effects of new residential development, in much the same way as agricultural lands and operations. Business enterprises that existed on the effective date hereof, so long as they were lawfully established under previous zoning regulations, shall hereunder be considered a permitted use within the zone district that they are located.

B. Expansion Of Existing Enterprises: The expansion of lawfully established business enterprises shall require a conditional use approval, as described in section [11-4-5](#) of this title. The intent of the conditional use approval shall be to ensure compatibility with surrounding uses to the extent practical and reasonable. They shall be allowed to undertake appropriate expansion when they reasonably mitigate potential impacts on nearby residential land uses. Provisions for mitigation are described in [chapter 2](#) of this title ³⁶.

C. Promoting New Enterprises: New business enterprises, and jobs within the tax base that will result, are crucial to the future of Eastern Summit County. It is difficult to identify locations for such activities without a specific proposal to consider. Therefore, a procedure has been incorporated in this title that allows the county the flexibility to consider these uses in the future. The specially planned area offers business operators, who desire to locate in Eastern Summit County, the opportunity to work with the planning commission and board of county commissioners to foster any business that promotes the goals and objectives of the general plan and is compatible with its surroundings. (Ord. 278, 5-6-1996)